

## **AMENDING OFFICIAL ZONING MAP**

**NORTH SIDE OF WEST MEADOWVIEW ROAD AND SOUTH SIDE OF VILLAGE GREEN DRIVE BETWEEN RANDLEMAN ROAD AND SOABAR STREET**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Conditional District – Planned Unit Development - Infill to Conditional District – Planned Unit Development - Infill (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southern right-of-way line of Village Green Drive, said point being the northeast corner of Vance Davis as recorded in Deed Book 3659, Page 1675 in the Office of the Guilford County Register of Deeds; thence along said southern right-of-way line the following four courses and distances: (1) S87°36'13"E 231.66 feet; (2) S88°59'59"E 101.09 feet; (3) N89°36'51"E 99.89 feet; and (4) S87°49'40"E 65.60 feet to a point; thence leaving said southern right-of-way line S09°56'58"E 110.87 feet to a point; thence N80°00'02"E 44.04 feet to a point; thence S10°00'21"E 379.29 feet to a point; thence S79°14'43"W 333.19 feet to a point; thence S02°37'39"W 194.58 feet to a point; thence N87°19'28"W 50.11 feet to a point; thence N01°54'19"E 155.19 feet to a point; thence N88°39'57"W 160.58 feet to a point; thence N10°22'00"W 400.36 feet to a point; thence N03°49'00"W 190.30 feet to the point and place of BEGINNING as shown on "Heritage House/Pavillion Project" prepared by Land Solutions, P.C. and dated March 18, 2004.

Section 2. That the rezoning of Conditional District – Planned Unit Development - Infill to Conditional District – Planned Unit Development - Infill is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses permitted in RM-26 plus indoor amusements and recreation; commercial ballroom and conference and special event facilities; bar; club or lodge; hair salon and similar personal service uses; convenience market and similar retail uses not to exceed 6,500 square feet; restaurants not to exceed 5,300 square feet; and office uses not to exceed 1,800 square feet.
- 2) Property to be developed substantially in accordance with the PDI Rezoning Sketch Plan submitted with the rezoning application dated September 30, 2004 with no more than 178 residential condominium units.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on January 20, 2006.